



**MIAMI-DADE COUNTY, FLORIDA  
METRO-DADE FLAGLER BUILDING**

**BOARD OF RULES AND APPEALS**

SUITE 1603

140 WEST FLAGLER STREET

MIAMI, FLORIDA 33130-1563

(305) 375-2901

**A G E N D A**

**Board of Rules and Appeals**

**Meeting of January 20, 2005**

**Miami-Dade Flagler Building**

**140 W. Flagler Street, 16<sup>th</sup> Floor, Conference Room 1605**

**Minutes: December 16, 2004**

**APPEALS**

- |      |                                    |               |     |  |
|------|------------------------------------|---------------|-----|--|
| 1:15 | 1. Libert, Paul<br>(AP-0501.1/A)   | Ltr. 12/17/04 | RE: | Appeal of the Building Official<br>Delvista Towers<br>20225 NE 34 <sup>th</sup> Delvista Court<br>City of Aventura<br>Permit # BL-03-959<br>FBC Section 11-4.3.1<br>Handicapped Parking Spaces |
| 1:30 | 2. Litsky, Bruce<br>(AP-0501.2/A)  | Ltr. 12/29/04 | RE: | Appeal of a Building Official<br>Island Pointe<br>10350 West Bay Harbor Drive<br>Town of Bay Harbor Islands<br>FBC Section 1615.2<br>Roof Top Patio  |
| 1:45 | 3. Lipka, John S.<br>(AP-0501.3/A) | Ltr. 10/21/04 | RE: | Appeal of the Building Official<br>9350 W. Bay Harbor Drive #2-C<br>Town of Bay Harbor Islands<br>Electrical Permit Requirements   |

**TCO/TCC APPEALS**

- |       |  |               |     |  |
|-------|--|---------------|-----|--|
| 2: 15 | 1. Fonticiella, Leonard<br>(AP-0501.1/A) | Ltr. 12/16/04 | RE: | Request for TCO Extension<br>GSA- Telecommunication Center<br>6010 SW 87 Avenue<br>Miami Dade County<br>Permit # 2002-040908 |
| 2:20  | 2. Tillman, Herb<br>(AP-0501.2/A)        | Ltr. 12/21/04 | RE: | Request for TCO Extension<br>Hamptons South<br>20201 E. Country Club Drive<br>City of Aventura<br>Permit # 01-1430           |

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***Vice-Chairperson***

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**Board of Rules & Appeals Agenda**

**January 20, 2005**

**Page 2**

2:25	3. Baloyra, Patricia (AP-0501.3/A)	Ltr. 12/29/04	RE: Request for TCO Extension South Beach Ocean Parcel 100 South Pointe Drive City of Miami Beach Permit # B0500307
2:30	4. Baloyra, Patricia (AP-0501.4/A)	Ltr. 12/29/05	RE: Request for TCO Extension Blue Green Diamond Condo 4775 Collins Avenue City of Miami Beach Permit # BCO2136/BCO2135/BCO3158/ B9904387
2:30	5. Lazar, Bruce (AP-0501.5/A)	Ltr. 01/03/05	RE: Request for TCC Extension Ritz Carlton South Beach 1669 Collins Avenue City of Miami Beach Permit # B020213/BCC033802
2:35	6. Lazar, Bruce (AP-0501.6/A)	Ltr. 01/03/05	RE: Request for TCC Extension Ritz Carlton South Beach 1669 Collins Avenue City of Miami Beach Permit # B020213/BCC03324
2:40	7. Sfeir, Bassam (AP-0501.7/A)	Ltr. 01/05/05	RE: Request for TCO Extension Gables Club Tower II 60 Edgewater Drive City of Coral Gables Permit # 00100163
2:45	8. Bixby, David (AP-0501.8/A)	Ltr. 01/07/05	RE: Request for TCO Extension Jade Residences 1331 Brickell Bay Drive City of Miami Permit # 02-5019074
2:50	9. Yates, Emsley (AP-0501.9/A)	Ltr. 01/07/05	RE: Request for TCO Extension Setai Condominium 2001 Collins Avenue City of Miami Beach Permit # BO103868/BCO04212 (see attached)

**DISCUSSION**

3:00	1. Gonzalez, Herminio (INT-0501.1/A)	Memo	RE: Interpretation of FBC Chap. 10 - Section 1026.5.1 Chap. 16 - Section 1617.4
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**REPORTS**

3:15	1. Salvador, Enrique (RE-0501.1)	Memo 11/09/04	RE: Certification Subcommittee Report Certification of Building Officials, Plans Examiners and Inspectors for Jan 2005 Annual Recertification Report
3:30	2. Delgado, Jorge (RE-0501.2)	To be given	RE: Status Report TCO Extension for MIA Concourse "H" Miami Dade County Permit # 1993278779

**INFORMATION**

3:45	1. Goolsby, Michael (INF-0501.1)	Memo 01/13/05	RE: Building Officials Association of Florida – December 20, 2004 Informal Interpretation
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Multiple members of individual community councils may be present.

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**BOARD OF RULES AND APPEALS**  
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(305) 375-2901

**CONSENT AGENDA**  
**Board of Rules and Appeals**  
**Meeting of January 20, 2005**  
**Miami-Dade Flagler Building**  
**140 W. Flagler Street, 16<sup>th</sup> Floor**

**TIME   APPEALS**

**1:00 PM**

- |   |               |  |
|---|---------------|--|
| 1. Baloyra, Patricia<br>(CA-0501.1/A)           | Ltr. 12/29/04 | RE: Request for TCO Extension<br>The Abbey Hotel<br>300 21 Street<br>City of Miami Beach<br>Permit # B0001902/BC001044 |
| 2. Halkali, Hasan & Mike Shook<br>(CA-0501.2/A) | Ltr. 01/06/05 | RE: Request for TCC Extension<br>2525 Ponce De Leon Blvd.<br>City of Coral Gables<br>Permit # 03050503                 |

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**EMERGENCY AGENDA**  
**Board of Rules and Appeals**  
**Meeting of January 20, 2005**  
**Miami-Dade Flagler Building**  
**140 W. Flagler Street, 16<sup>th</sup> Floor, Conference Room 1605**

**TCO/TCC APPEAL AGENDA**

- |  |               |     |   |
|--|---------------|-----|---|
| 1. Garcia-Serra, Mario<br>(EAP-0501.1/A) | Ltr. 01/11/05 | RE: | Request for TCO Extension<br>Espirito Santo Plaza<br>1395 Brickell Avenue<br>City of Miami<br>Permit # 01-5010199 |
| 2. Garcia-Serra, Mario<br>(EAP-0501.2/A) | Lr. 01/11/05  | RE: | Request for TCO Extension<br>Espirito Santo Plaza<br>1395 Brickell Avenue<br>City of Miami<br>Permit # 02-5016046 |

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**A G E N D A**

**Board of Rules and Appeals  
Meeting of February 17, 2005  
Miami-Dade Flagler Building**

**140 W. Flagler Street, 16<sup>th</sup> Floor, Conference Room 1605**

**Minutes: January 20, 2005**

**APPEALS**

1:15	1. Fine, Robert (AP-0502.1/S)	Ltr. 12/17/04	RE:	Appeal of a Building Official Island Pointe 10350 West Bay Harbor Drive Town of Bay Harbor Islands FBC Section 1615. Roof Top Patio
1:30	2. Paulsen, Kevin (AP-0502.2/B)	Ltr. 01/04/05	RE:	Appeal of a Building Official 10115 SW 85 Terrace Miami-Dade FBC Section 1001.1.2 & 1005.4.3 Means of Egress
1:30	3. Paulsen, Kevin (AP-0502.3/B)	Ltr. 01/04/05	RE:	Appeal of a Building Official 2600 NW 123 Street Miami-Dade FBC Section 1001.1.2 & 1005.4.3 Means of Egress
1:30	4. Paulsen, Kevin (AP-0502.4/B)	Ltr. 01/04/05	RE:	Appeal of a Building Official 1623 SW 100 Avenue Miami-Dade FBC Section 1001.1.2 & 1005.4.3 Means of Egress
1:30	5. Paulsen, Kevin (AP-0502.5/B)	Ltr. 01/04/05	RE:	Appeal of a Building Official 10920 SW 107 Avenue Miami-Dade FBC Section 1001.1.2 & 1005.4.3 Means of Egress
1:30	6. Paulsen, Kevin (AP-0502.6/B)	Ltr. 01/04/05	RE:	Appeal of a Building Official 20340 Highland Lake Blvd Miami-Dade FBC Section 1001.1.2 & 1005.4.3 Means of Egress

**APPEALS (continued)**

- |      |                                     |               |  |
|------|-------------------------------------|---------------|--|
| 1:30 | 7. Paulsen, Kevin<br>(AP-0502.7/B)  | Ltr. 01/04/05 | RE: Appeal of a Building Official<br>16143 SW 107 Place<br>Miami-Dade<br>FBC Section 1001.1.2 & 1005.4.3<br>Means of Egress  |
| 2:00 | 8. Martin, Richard<br>(AP-0502.8/M) | Ltr. 01/09/05 | RE: Appeal of a Building Official<br>General Mills – 3 <sup>rd</sup> Floor<br>8400 Doral Blvd.<br>City of Doral<br>FBC Section 13-410.1.ABCD.2.1<br>Insulation of ducts/Air condition spaces |

**TCO/TCC APPEALS**

- |      |                                     |               |   |
|------|-------------------------------------|---------------|---|
| 2:15 | 1. Fine, Robert<br>(AP-0502.1/A)    | Ltr. 01/17/05 | RE: Request for TCO Extension<br>Sunset Harbour – North Tower<br>1900 Sunset Harbour<br>City of Miami Beach<br>Permit # B880095           |
| 2:20 | 2. Fine, Robert<br>(AP-0502.2/A)    | Ltr. 01/17/05 | RE: Request for TCO Extension<br>Sunset Harbour – North Tower<br>1900 Sunset Harbour<br>City of Miami Beach<br>Permit # BCO000146         |
| 2:45 | 3. Burgio, Mauro<br>(AP-0502.3/A)   | Ltr. 01/21/05 | RE: Request for TCO Extension<br>Scott Rakow Youth Center<br>2700 Sheridan Avenue<br>City of Miami Beach<br>Permit # B0401202             |
| 2:25 | 4. Suarez, Janette<br>(AP-0502.4/A) | Ltr. 01/27/05 | RE: Request for TCC Extension<br>19950 West Country Club Drive<br>City of Aventura<br>Permit # 02-00000727                                |
| 2:30 | 5. Sanger, Dan<br>(AP-0502.5/A)     | Ltr. 01/27/05 | RE: Request for TCC Extension<br>The Grand Flamingo – South Tower<br>1500 Bay Road<br>City of Miami Beach<br>Permit # B0001114/BCC0000048 |
| 2:35 | 6. Sanger, Dan<br>(AP-0502.6/A)     | Ltr. 01/27/05 | RE: Request for TCC Extension<br>The Grand Flamingo – South Tower<br>1500 Bay Road<br>City of Miami Beach<br>Permit # B0001112/BCC0200351 |
| 2:40 | 7. Sanger, Dan<br>(AP-0502.7/A)     | Ltr. 01/27/05 | RE: Request for TCO Extension<br>The Grand Flamingo – South Tower<br>1500 Bay Road<br>City of Miami Beach<br>Permit # B0001111/BCO04169   |

**REPORTS**

3:00	1. Salvador, Enrique (RE-0502.1)	Memo 11/09/04	RE: Certification Subcommittee Report Certification of Building Officials, Plans Examiners and Inspectors for Feb 2005
3:30	2. Delgado, Jorge (RE-0502.2)	To be given	RE: Status Report TCO Extension for MIA Concourse "H" Miami Dade County Permit # 1993278779

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**CONSENT AGENDA**

**Board of Rules and Appeals**

**Meeting of February 17, 2005**

**Miami-Dade Flagler Building**

**140 W. Flagler Street, 16<sup>th</sup> Floor**

**TIME   APPEALS**

**1:00 PM**

- |   |               |     |   |
|---|---------------|-----|---|
| 1. Fine, Robert,<br>(CA-0502.1/A)                   | Ltr. 01/17/05 | RE: | Request for TCO Extension<br>American Airlines – D- Extension<br>Miami International Airport<br>City of Miami Beach<br>Permit # 2002-028727 |
| 2. Leonard, Susan & Whitley, David<br>(CA-0502.2/A) | Ltr. 01/06/05 | RE: | Request for TCO Extension<br>Cafeteria of South Beach<br>546 Lincoln Road<br>City of Miami Beach<br>Permit # B0303717                       |
| 3. Lazar, Bruce<br>(CA-0502.3/A)                    | Ltr. 02/09/05 | RE: | Request for TCO Extension<br>Ritz Carlton South Beach<br>1669 Collins Avenue<br>City of Miami Beach<br>Permit # B0000750                    |

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**\*AMENDED C O N S E N T A G E N D A**

**Board of Rules and Appeals  
Meeting of February 17, 2005  
Miami-Dade Flagler Building  
140 W. Flagler Street, 16<sup>th</sup> Floor**

**TIME   APPEALS**

**1:00 PM**

- |   |               |     |   |
|---|---------------|-----|---|
| *1. Sergio, Broit<br>(CA-0502.1/A)                  | Ltr. 01/17/05 | RE: | Request for TCO Extension<br>American Airlines – D- Extension<br>Miami International Airport<br>City of Miami Beach<br>Permit # 2002-028727 |
| 2. Leonard, Susan & Whitley, David<br>(CA-0502.2/A) | Ltr. 01/06/05 | RE: | Request for TCO Extension<br>Cafeteria of South Beach<br>546 Lincoln Road<br>City of Miami Beach<br>Permit # B0303717                       |
| 3. Lazar, Bruce<br>(CA-0502.3/A)                    | Ltr. 02/09/05 | RE: | Request for TCO Extension<br>Ritz Carlton South Beach<br>1669 Collins Avenue<br>City of Miami Beach<br>Permit # B0000750                    |

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**A G E N D A**

**Board of Rules and Appeals**

**Meeting of March 17, 2005**

**Miami-Dade Flagler Building**

**140 W. Flagler Street, 16<sup>th</sup> Floor, Conference Room 1605**

**Minutes: February 17, 2005**

**APPEALS**

- |      |  |               |     |   |
|------|--|---------------|-----|---|
| 1:15 | 1. Fernandez, Roberto<br>(AP-0503.1/R) | Ltr. 02/26/05 | RE: | Appeal of a Building Official<br>7001 SW 69 Avenue<br>City of South Miami<br>Roof Slope Requirements<br>NOA No. 02-01211.08 |
| 1:30 | 2. Vazquez, Jesus<br>(AP-0503.2/R)     | Ltr. 03/03/05 | RE: | Appeal of a Building Official<br>Miami Performing Arts Center<br>SFBC Section 3402.2<br>Roof Slope Requirements             |

**TCO/TCC APPEALS**

- |      |  |               |     |  |
|------|--|---------------|-----|--|
| 2:00 | 1. Mainster, Steve<br>(AP-0503.1/A)    | Ltr. 02/08/05 | RE: | Request for TCO Extension<br>Centro Campesino Farmworker Center<br>35801 SW 186 Avenue<br>Miami-Dade County<br>Permit # 1995049753   |
| 2:10 | 2. Puig, Henry<br>(AP-0503.2/A)        | Ltr. 02/21/05 | RE: | Request for TCO Extension<br>5801 Collins Avenue<br>City of Miami Beach<br>Permit # BCO02303   |
| 2:20 | 3. Sbroggio, Graziano<br>(AP-0503.3/A) | Ltr. 02/22/05 | RE: | Request for TCC Extension<br>Colony Theatre Café/Segafredo Espresso<br>1040 Lincoln Road<br>City of Miami Beach<br>Permit # B0205128 |

***Chairperson***

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**TCO/TCC APPEALS (continued)**

2:30.	4. Longone, Nicholas (AP-0503.4/A)	Ltr. 03/07/055	RE: Request for TCO Extension UM Convocation Center 1245 Walsh Avenue City of Coral Gables Permit # 01031165
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**REPORTS**

2:45	1. Salvador, Enrique (RE-0503.1)	Memo 11/09/04	RE: Certification Subcommittee Report Certification of Building Officials, Plans Examiners and Inspectors for March 2005
3:00	2. Delgado, Jorge (RE-0503.2)	To be given	RE: Status Report Request for TCO Extension MIA Concourse "H" Miami Dade County Permit # 1993278779
3:15	3. Annese, Salvatore (RE-0503.3)	To be given	RE: Status Report 4601 NW 36 Street City of Miami Springs

**INFORMATION**

1. Charles, Kathy (INF-0503.1)	Memo 03/09/05 from Robert Meyers	RE: Mandatory Ethics Training Scheduling of Training Dates
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Carmen Garcia  
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Alfonso Fernandez-Fraga, P.E.  
Jesus M. Gomez  
John Kurzman  
Justin Manuel  
Gregory Pierce  
William Riley  
Myron Rosner  
Enrique Salvador  
William Strachan, Jr.  
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**MIAMI-DADE COUNTY, FLORIDA  
METRO-DADE FLAGLER BUILDING**

**BOARD OF RULES AND APPEALS**  
SUITE 1603  
140 WEST FLAGLER STREET  
MIAMI, FLORIDA 33130-1563  
(305) 375-2901

**EMERGENCY AGENDA**  
**Board of Rules and Appeals**  
**Meeting of March 17, 2005**  
**Miami-Dade Flagler Building**  
**140 W. Flagler Street, 16<sup>th</sup> Floor, Conference Room 1605**

**CONSENT AGENDA**

- |                                   |               |     |  |
|-----------------------------------|---------------|-----|--|
| 1. Torres, Pete<br>(ECA-0503.1/A) | Ltr. 03/09/05 | RE: | Request for TCO Extension<br>Shamrock at the Gables<br>2270 SW 32 <sup>nd</sup> Avenue<br>City of Miami<br>Permit # 015007912  |
| 2. Martin, Tina<br>(ECA-0503.2/A) | Lr. 03/11/05  | RE: | Request for TCO Extension<br>Village of Merrick Park<br>Samuel Getz<br>4425 Ponce De Leon Blvd. #240<br>City of Coral Gables<br>Permit # 02100069<br><br>Village of Merrick Park<br>The Palm Restaurant<br>4401 Ponce De Leon Blvd. #1605<br>City of Coral Gables<br>Permit # 02050334<br><br>Village of Merrick Park<br>Bayview Financial<br>4425 Ponce De Leon Blvd.<br>City of Coral Gables<br>Permit # 02110241<br><br>Village of Merrick Park<br>KWE<br>4425 Ponce De Leon Blvd.<br>City of Coral Gables<br>Permit # 03020054 |

Consent Agenda (continued)

2. Martin, Tina  
(ECA-0503.2/A)

Lr. 03/11/05

RE: Request for TCO Extension  
Village of Merrick Park  
Dr. Nusbaum  
4425 Ponce De Leon Blvd.  
City of Coral Gables  
Permit # 03010272

Village of Merrick Park  
Dr. Brandt's Office  
4425 Ponce De Leon Blvd. #200  
City of Coral Gables  
Permit # 02050282

Village of Merrick Park  
Parigi  
360 San Lorenzo Avenue #1505  
City of Coral Gables  
Permit # 02080537

Village of Merrick Park  
Pink Palm  
370 San Lorenzo Avenue #2445  
City of Coral Gables  
Permit # 02080685

Village of Merrick Park  
Makana  
370 San Lorenzo Avenue #2450.  
City of Coral Gables  
Permit # 02080598

Village of Merrick Park  
Cabochon  
370 San Lorenzo Avenue #2425  
City of Coral Gables  
Permit # 02070411

Village of Merrick Park  
Edward Beiner  
370 San Lorenzo Avenue #2415  
City of Coral Gables  
Permit # 02080461

Village of Merrick Park  
Giorgio's of Palm Beach  
360 San Lorenzo Avenue #1525  
City of Coral Gables  
Permit # 02070541

Consent Agenda (continued)

2. Martin, Tina  
(ECA-0503.2/A)

Lr. 03/11/05

RE: Request for TCO Extension  
Village of Merrick Park  
Hogan  
360 San Lorenzo Avenue #1520  
City of Coral Gables  
Permit # 02110055

Village of Merrick Park  
Vespa  
360 San Lorenzo Avenue #1440  
City of Coral Gables  
Permit # 02080523

Village of Merrick Park  
Crabtree & Evelyn  
330 San Lorenzo Avenue #2327  
City of Coral Gables  
Permit # 0207634

Village of Merrick Park  
Tourneau  
320 San Lorenzo Avenue #1225  
City of Coral Gables  
Permit # 03040285

Village of Merrick Park  
Denimaxx  
320 San Lorenzo Avenue #1215  
City of Coral Gables  
Permit # 02100579

Village of Merrick Park  
Villa Estillo  
358 San Lorenzo Avenue #3225  
City of Coral Gables  
Permit # 02070493

Village of Merrick Park  
Stonehaus  
358 San Lorenzo Avenue #3135  
City of Coral Gables  
Permit # 02080540

Village of Merrick Park  
Café Mediterraine  
358 San Lorenzo Avenue #3120  
City of Coral Gables  
Permit # 02090236



**Consent Agenda (continued)**

- |                                   |              |     |  |
|-----------------------------------|--------------|-----|--|
| 2. Martin, Tina<br>(ECA-0503.2/A) | Lr. 03/11/05 | RE: | Request for TCO Extension<br>Village of Merrick Park<br>A Pea in the Pod<br>350 San Lorenzo Avenue #2020<br>City of Coral Gables<br>Permit # 02080093<br><br>Village of Merrick Park<br>Discovery Galleries<br>360 San Lorenzo Avenue #1500<br>City of Coral Gables<br>Permit # 02080132<br><br>Village of Merrick Park<br>Betsey Johnson<br>360 San Lorenzo Avenue #1502<br>City of Coral Gables<br>Permit # 03100426 |
| 2. Lazar, Bruce<br>(ECA-0503.3/A) | Lr. 03/14/05 | RE: | Request for TCC Extension<br>Ritz Carlton South Beach<br>1669 Collins Avenue<br>City of Miami Beach<br>Permit # B0202132/BCC03385/BCC03324   |

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**A G E N D A**

**Board of Rules and Appeals**

**Meeting of April 21, 2005**

**Miami-Dade Flagler Building**

**140 W. Flagler Street, 16<sup>th</sup> Floor, Conference Room 1605**

**Minutes: March 17, 2005**

**APPEALS**

- |      |  |               |     |   |
|------|--|---------------|-----|---|
| 1:15 | 1. Fernandez, Roberto<br>(AP-0503.1/R) | Ltr. 02/26/05 | RE: | Appeal of a Building Official<br>7001 SW 69 Avenue<br>City of South Miami<br>Roof Slope Requirements<br>NOA No. 02-01211.08 |
| 1:30 | 2. Vazquez, Jesus<br>(AP-0503.2/R)     | Ltr. 03/03/05 | RE: | Appeal of a Building Official<br>Miami Performing Arts Center<br>SFBC Section 3402.2<br>Roof Slope Requirements             |

**TCO/TCC APPEALS**

- |      |  |               |     |  |
|------|--|---------------|-----|--|
| 2:00 | 1. Mainster, Steve<br>(AP-0503.1/A)    | Ltr. 02/08/05 | RE: | Request for TCO Extension<br>Centro Campesino Farmworker Center<br>35801 SW 186 Avenue<br>Miami-Dade County<br>Permit # 1995049753   |
| 2:10 | 2. Puig, Henry<br>(AP-0503.2/A)        | Ltr. 02/21/05 | RE: | Request for TCO Extension<br>5801 Collins Avenue<br>City of Miami Beach<br>Permit # BCO02303   |
| 2:20 | 3. Sbroggio, Graziano<br>(AP-0503.3/A) | Ltr. 02/22/05 | RE: | Request for TCC Extension<br>Colony Theatre Café/Segafredo Espresso<br>1040 Lincoln Road<br>City of Miami Beach<br>Permit # B0205128 |

**TCO/TCC APPEALS (continued)**

2:30.	4. Longone, Nicholas (AP-0503.4/A)	Ltr. 03/07/055	RE: Request for TCO Extension UM Convocation Center 1245 Walsh Avenue City of Coral Gables Permit # 01031165
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**REPORTS**

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3:00	2. Delgado, Jorge (RE-0503.2)	To be given	RE: Status Report Request for TCO Extension MIA Concourse "H" Miami Dade County Permit # 1993278779
3:15	3. Annese, Salvatore (RE-0503.3)	To be given	RE: Status Report 4601 NW 36 Street City of Miami Springs

**DISCUSSION**

4:15	1. Gonzalez, Herminio (DIS-0504.1/A)	To be Given	RE: Chairperson and Vice Chairperson Election
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**INFORMATION**

1. Charles, Kathy (INF-0503.1)	Memo 03/09/05 from Robert Meyers	RE: Mandatory Ethics Training Scheduling of Training Dates
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